

TITLE TO REAL ESTATE—G.T. 202

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Edwin McT. Meares,

in the State aforesaid in consideration of the sum of One Thousand and no/100 (\$1,000.00) Dollars,

to me in hand paid, at and before the sealing of these presents by W. N. Kline, Jr.

the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said W. N. Kline, Jr.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the Northern side of Camille Avenue, and being known and designated as Lot No. 17 according to a plat of the property of T. Q. Donaldson, Estate, made by Dalton & Neves, April, 1935, recorded in the R. M. C. Office for Greenville County in Plat Book "H" at page 284, and having the following metes and bounds, according to said plat:

Beginning at a point on the Northern side of Camille Avenue, which point is 296 feet West of the Northwestern intersection of Camille Avenue with McPherson Street and running thence with Camille Avenue S. 84-51 E. 71 feet to a point, joint Southern corner of Lots No. 16 and 17; running thence along the dividing line of Lots No. 16 and 17 N. 5-09 E. 160 feet to a point; joint Northern corner of Lots No. 16 and 17; running thence along rear line of Lots No. 17 N. 84-51 W. 71 feet to a point, joint Northern corner of Lots No. 17 and 18; running thence along the dividing line of said lots S. 5-09 W. 160 feet to the point of beginning.

Subject, however, to the following building restrictions:

1. The above lot shall be used for residential purposes only.
2. No dwelling shall be erected on said lot facing nearer than 35 feet to Camille Avenue.
3. No dwelling or residence shall be erected on said lot costing less than \$4500.
4. The above property shall not be leased, rented, sold or otherwise disposed of in any manner to persons of African descent.

The above described land is the same conveyed to me by T. Q. Donaldson, Attorney-in-fact and on February 13, 1938, deed recorded in office of Register of Mesne Conveyance for Greenville County, in Book 207, Page 110, and Book 209 Page 72.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the said W. N. Kline, Jr., his heirs and assigns, forever.

AND I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W. N. Kline, Jr., His heirs and assigns,

against me and my heirs, and every other person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand and seal, this 20th day of February in the year of our Lord one thousand nine hundred and thirty-nine and in the one hundred and sixty-third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Doris S. Wilson Edwin McT. Meares (SEAL)
J. W. Norwood, Jr. (SEAL)

S. C. Stamps Cancelled, \$ 2 and 00 cents
U. S. Stamps Cancelled, \$ 1 and 00 cents

STATE OF SOUTH CAROLINA, }
Greenville County

PERSONALLY appeared before me J. W. Norwood, Jr.
Edwin McT. Meares,

and made oath that he saw the within named his act and deed, deliver the within written Deed; and that he, with Doris S. Wilson witnessed the execution thereof.

SWORN to before me, this 20th day of February A. D. 1939
Doris S. Wilson (L. S.)
Notary Public for S. C.

J. W. Norwood, Jr.

STATE OF SOUTH CAROLINA }
Greenville County.

RENUNCIATION OF DOWER

I, Doris S. Wilson, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Sophie B. Meares the wife of the within named Edwin McT. Meares, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named W. N. Kline, Jr. his

heirs and assigns, all her interest and estate, and also her right and claim of Dower of, in, or to all and singular the premises within mentioned and released. GIVEN under my hand and seal, this 20th day of February Anno Domini 1939
Doris S. Wilson (L. S.)
Notary Public for S. C. Sophie B. Meares

Recorded February 20th 1939, at 5:45 o'clock, P.M. BY: E.G.